THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1081345 AFFIDAVIT
12/12/2023 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231212-0095840

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTOR: Drexel A. Martin, unmarried

GRANTEE: Menh-Hsuan Ho, a married man

PROPERTY DESCRIPTION: A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Nos. 14,15, and 16 on the plan of Ashcrafts subdivision of Lot No. 11 on Boyd-McNairy Tract, as of record in Book 57, Page 59, Register's Office for said County, described together as follows:

Beginning at the Northwest corner of Booker Street, formerly Harding Street, and a street called Compromise Street, being the Southeast corner of said lot No. 16; thence with the Northerly margin of Booker Street, Westerly 100 feet on the corner Lot Nos. 13 and 14; thence Northerly with the line between said two lots 95 ft and 8 inches to the Southerly margin of an alley, Easterly 106 feet, more or less, the Westerly margin of Compromise Street; thence with the Westerly margin of said street, Southerly 103 feet 8 inches to the beginning.

Included in the above description but excluded from this conveyance is Lot 14 and part of 15 sold to Jazk J. Cohen and Sam Garfinkle, of record in Book 3067, Page 353, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Drexel A. Martin, unmarried by Warranty Deed from Metropolitan Development and Housing Agency, recorded on the 1st day of October, 2007 in Instrument No. 20071001-0116571, in the Register's Office of Davidson County, Tennessee.

ADDRESS: 2400 Booker Street, Nashville, TN 37208

The undersigned, Ashley Pospiech, states that she is employed by Midtown Title LLC, and makes oath that the following statements are true to the best of his knowledge, information and belief:

1. I prepared a Warranty Deed which conveyed the above-described property from Drexel A. Martin, unmarried ("Grantor") to Menh-Hsuan Ho, a married man ("Grantee"). The said Warranty Deed was executed by the Grantor and delivered to the Grantee on June 5, 2019, and then recorded on June 10, 2019, in

Instrument No. 20190610-0055474, Register's Office for Davidson County, Tennessee.

2. It has come to my attention that the said Warranty Deed contains a typographical error in that it purports to convey the above-described property to Menh-Hsuan Ho rather than Meng-Hsuan Ho. The reference to Menh-Hsuan Ho is an error as the correct vesting should be Meng-Hsuan Ho, a married man.

3. The purpose of this Affidavit is to permanently correct the typographical error in the said Warranty Deed to reflect that the Grantor intended to convey the above-described property to Meng-Hsuan Ho, a married man.

4. All other matters contained in said Warranty Deed remain the same.

5. Further Affiant sayeth naught.

WITNESS MY HAND on this 12th day of December, 2023.

Ashley Pospiech

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Pospiech, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 12--12-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12-12-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** December **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

